



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Notice of Application

Project Name: Tkach Short Plat II

Notice of Application Public Comment Period:

Application: April 11, 2017
Application Complete: May 24, 2017
Notice of Application: September 6, 2017

September 7, 2017 to September 21, 2017
(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SP17-00004

Project Description: Subdivision of one vacant parcel into three lots with required utility and access improvements, which were approved per Site Work Permit SW14-00058. Portions of the site are undevelopable due to steep slopes and will be placed within a Native Growth Protection Easement. If approved, new single family homes will be constructed on each of the three new lots. (See attached Vicinity Map)

Project Location: SE 51st Street and 227th Avenue SE, Issaquah, WA 98027 (See attached Vicinity Map)

Size of Subject Area in Acres: 2.17 **Sq. Ft.:** 94,654

Applicant: Oleg Tkach, 11704 59th Avenue SE., Ste 101, Snohomish, WA 98296
Phone: (425) 885-7877

Decision Maker: Development Services Department

Required City Permits: Short Plat Permit

Required City Permits, Not Part of this Application: N/A

REGULATORY INFORMATION

Zoning: Single Family Suburban (SF-S)

Comprehensive Plan Designation: Low Density Residential

Consistent with Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
Issaquah Municipal Code (IMC) 18.07 (Online at: [issaquahwa.gov/codes and plans](http://issaquahwa.gov/codes_and_plans))

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

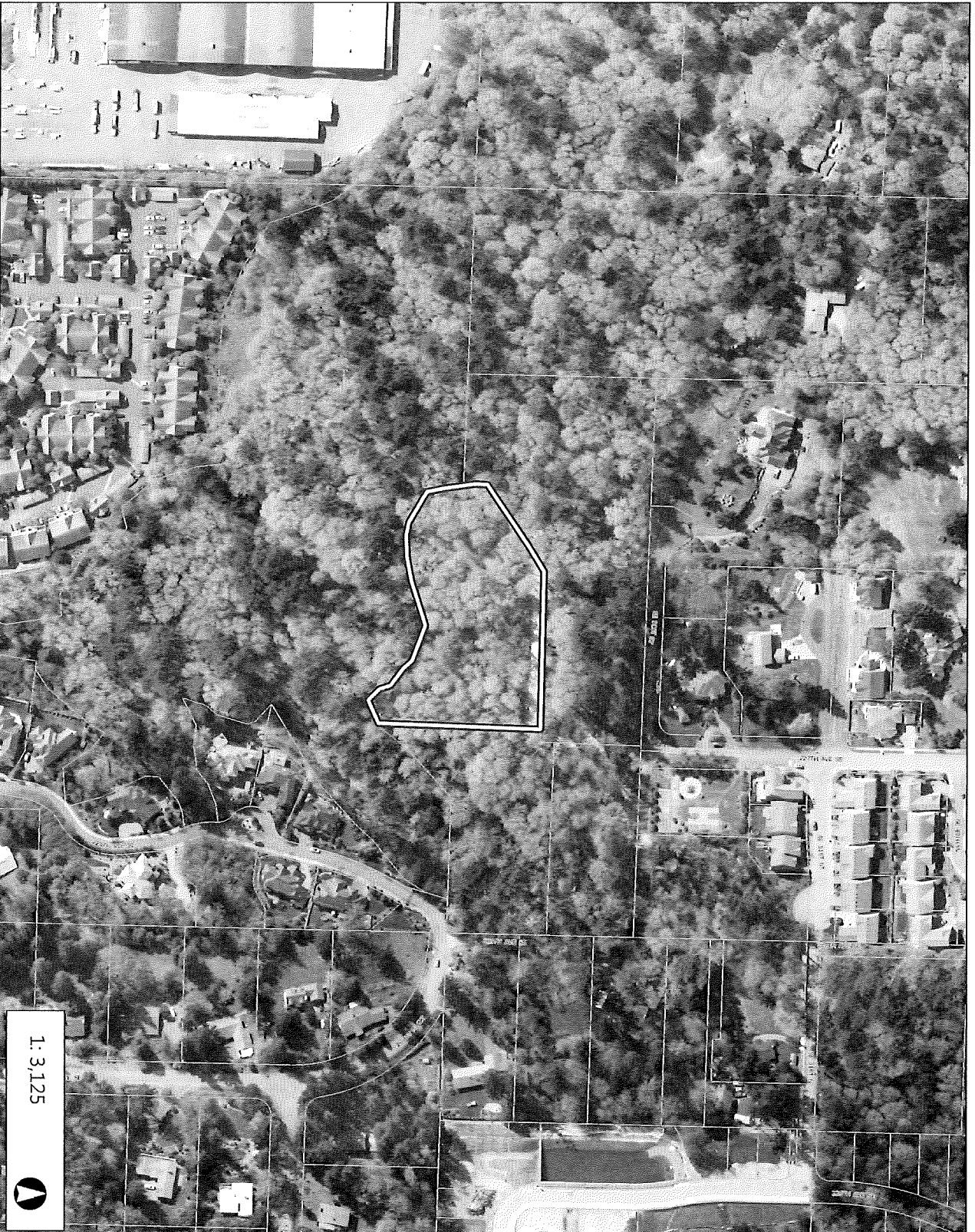
Project Planner: Doug Yormick, Assistant Planner
Phone Number: 425-837-3083
E-Mail: doug@issaquahwa.gov

Development Services Department
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



Vicinity Map: SP17-00004

Legend
☐ Parcels



1: 3,125



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

520.8
0 260.42 520.8 Feet
City of Issaquah GIS

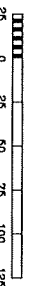


CITY OF
ISSAQUAH
WASHINGTON
SHORT PLAT
NO. SP16-
ISSAQUAH, WASHINGTON

RECORDING NO.

VOL./PAGE

1 inch = 50 ft.



PORTION OF

THE NE 1/4 OF THE NE 1/4 OF SEC. 21, TWP. 24 N., RGE. 6 E., W.M.

REFERENCES

- R1 CITY OF ISSAQUAH LIA PLUM-0013
- R2 CITY OF ISSAQUAH LIA PLUM-0013

BOUNDARY TIES

- 1 NO 1/2 REAR/CAF BOBON 3347
- 2 NO 1/2 REAR/CAF PLUM 3327

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM THE FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE FILE NO. 224091A, DATED APRIL 17, 2014, UPDATED MAY 27, 2016. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF THE BOUNDARY TIES AND THE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELEVANTLY MODIFIED THE SURVEYED PROPERTY TO REFLECT THE FIELD SURVEY DATA AND ACCORDING TO THE FIRST AMERICAN TITLE COMPANY'S REPRESENTATION OF THE TITLES ACCORDING TO THE FIRST AMERICAN TITLE COMPANY'S REPRESENTATION OF THE TITLES ACCORDING TO THE FIRST AMERICAN TITLE COMPANY'S REPRESENTATION OF THE TITLES.
2. ALL DISTANCES ARE IN FEET.
3. THIS IS A FIELD TRAVERSE SURVEY. A SINKHOLE 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGLES AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSE RANGES OF THE TRAVERSE MET OR EQUIPMENT ARE MAINTAINED IN ALIGNMENT ACCORDING TO MAINTENANCE AND SPECIFICATIONS.

LEGEND

- SET 1/2 REAR/CAF "CORE 4002"
- FND CORNER AS NOTED

BASIS OF BEARINGS

UNITS: 1/4" = 50' ALONG THE NORTH LINE OF THE NE 1/4 OF SEC. 21, TWP. 24 N., RGE. 6 E., W.M. PER THE CITY OF ISSAQUAH LIA PLUM-0013, RECORDED IN VOLUME 227 OF SURVEYS, PAGES 208 AND 207.

AREA TABLE

LOT #	ACRES	SQ. FT.
LOT 1	43.782	40,850.6
LOT 2	43.782	40,850.6
LOT 3	43.782	40,850.6
TOTAL	131.344	122,551.8

LINE & CURVE TABLE

TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	25.00	64°02'27"	27.94
C2	24.53	64°47'26"	28.20
C3	25.00	44°48'45"	18.55
C4	25.00	32°29'05"	14.37
C5	25.00	38°52'24"	16.88
C6	25.00	31°27'36"	13.95
C7	27.27	35°55'17"	17.57
C8	25.00	19°23'09"	8.46
L1		N02°11'46"E	26.87
L2		N72°23'39"E	7.81
L3		N07°44'57"W	6.31
L4		N17°35'50"W	27.12

LINE & CURVE TABLE

TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	25.00	58°50'15"W	24.34
C2	24.53	58°53'20"W	28.47
C3	25.00	58°03'10"W	26.42
C4	25.00	57°29'03"W	18.51
C5	25.00	57°16'15"W	8.84
C6	25.00	51°27'25"W	10.21
C7	27.27	56°23'47"W	4.83
C8	25.00	56°53'18"W	8.83
L1		N04°13'00"W	22.05
L2		N4°35'50"W	18.88
L3		N05°33'58"W	14.44
L4		N48°04'47"W	6.84

LINE & CURVE TABLE

TAG #	RADIUS	BEARING/DELTA	LENGTH
L17		S96°11'46"W	20.51
L18		S85°43'53"W	14.74
L19		S58°57'28"W	7.88

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